



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#16-0314

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: April 5, 2016

TITLE: Quasi-Judicial - Resolution Approving Plat Entitled 315 Flagler, located at
333 NW 1st Avenue – 315 Flagler LP – Case Number PL16001

Recommendation

It is recommended that the City Commission adopt a resolution approving the plat entitled 315 Flagler.

Background

The applicant requests approval to plat a portion of land comprising of 22,797 square feet (0.52 acres), generally located on the southwest corner of the intersection of NW 4th Street and NW 1st Avenue. The property is zoned Regional Activity Center–City Center (RAC-CC) District and has a Downtown Regional Activity Center future land use designation.

The proposed plat contains the following plat note restriction:

“This plat is restricted to a 220 room hotel, 7,000 square feet of commercial and 120 high rise residential units. Free standing banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts”.

An associated application (case R16004) to develop an 18-story hotel on the property consistent with these restrictions, is currently being reviewed through the Site Plan Level II process. The proposed plat, as well as the applicant’s narrative responses are provided as Exhibits 1 and 2 respectively.

The City Commission shall consider the application, the record, and recommendations forwarded by the Development Review Committee (DRC) and the Planning and Zoning Board (PZB), and shall hear public comment on the application to determine whether the proposed plat satisfies the provisions of Section 47-24.5 of the Unified Land Development Regulations (ULDR) and other applicable land development regulations.

The City's DRC reviewed the application on January 12, 2016, and the application and record are available for review upon request with Department of Sustainable Development. The PZB reviewed the item at its February 17, 2016 meeting. The February 17, 2016 PZB meeting minutes and staff report are attached as Exhibits 3 and 4, and proof of ownership is attached as Exhibit 5.

Pursuant to Section 47-24 (Table I, Development Permits and Procedures) of the ULDR, the following criteria shall be used to evaluate the request: 1) ULDR Section 47-24.5, Subdivision Requirements and 2) ULDR Section 47.25.2, Adequacy Requirements.

The applicant has addressed all applicable criteria and provided narrative responses as part of Exhibit 2. The plat satisfies the provisions of Sections 47-24.5 and 47-25.2 of the ULDR applicable to Subdivision Regulations.

The proposed plat will allow for redevelopment of the property for a restaurant on the site. Specific development criteria will be applied at time of site plan review.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*.

Attachments

Exhibit 1 - Plat
Exhibit 2 - Applicant's Narrative
Exhibit 3 - 02/17/16 PZB Minutes
Exhibit 4 - 02/17/16 PZB Staff Report
Exhibit 5 - Proof of Ownership
Exhibit 6 - Approval Resolution
Exhibit 7 - Denial Resolution

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